

Chicago Stock Exchange Building  
(now 30 North La Salle Building)  
30 North La Salle Street  
(southwest corner W. Washington  
and N. La Salle Streets)  
Chicago  
Cook County  
Illinois

HABS No. ILL-1034

HABS  
ILL,  
16-CHIG,  
36-

PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA  
*Reduced Copies of Measured Drawings*

Historic American Buildings Survey  
National Park Service  
Office of Archeology and Historic Preservation  
801 - 19th Street N.W.  
Washington, D.C.

APL  
FBI

CHICAGO STOCK EXCHANGE BUILDING  
(now 30 North La Salle Building)HABS  
ILL,  
16-CHIG,  
36-

Location: 30 North La Salle Street, southwest corner of W. Washington and N. La Salle Streets, Chicago, Cook County, Illinois.

Present Owner: First National Bank of Chicago.

Present Occupant: Office tenants.

Present Use: Office building.

Statement of Significance: Designed by Adler and Sullivan, the building is an important early skyscraper and was the first in Chicago to make use of caisson foundations. In February, 1961, it was designated a Chicago Architectural Landmark.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Original and subsequent owners (chain of title): Legal description of the property: Lot 1 of Block 55 in the Original Town of Chicago in the Southeast quarter of Section 9-39-14.

The following is an abstract of the chain of title contained in Book 455A, pp. 270-72, in the Cook County Recorder's Office:

On November 8, 1871, the property was listed in the inventory of the estate of Philip F. W. Peck (Document 2/143). On December 9, 1893, Walter Peck et al is listed as the owner of Lot 1 (Document 159298S). On May 20, 1894 the building was leased from William A. Fuller by the Chicago Exchange Building Company (Document 2041718). The most recent entry of April 19, 1963, names the First National Bank as owner.

2. Date of erection: 1894.
3. Architects: Adler and Sullivan; the foundation engineer was Gen. William Sooy Smith /Frank A. Randall, History of the Development of Building Construction in Chicago (Urbana: The University of Illinois Press, 1949), p. 137/.

900  
16-CHS

4. Builder, suppliers, etc.: In an HABS Inventory Form prepared by Douglas Schroeder in 1960, the builder is stated to be Falkenau and Company. A. Gottlieb and Co. is mentioned on frames 79 and 106 of the microfilmed plans in Burnham Library. These plans were concerned primarily with the steelwork. Total cost was \$1,131,555.16 /Adler, and Sullivan, Manuscript Chart showing cost of Buildings erected by the Firm, 1879-1895 (Burnham Library, Art Institute of Chicago)/.
5. Original plans, construction, etc.: The building has 13 stories and a single basement carried on pile foundations /Randall, loc. cit./. Caisson foundations, the first in Chicago, were used to support the west party wall. The building has 480 offices and was Adler and Sullivan's largest commission after the Auditorium (HABS No. ILL-1007) /Hugh Morrison, Louis Sullivan (New York: W. W. Norton & Company, Inc., 1935), pp. 169-172/.
6. Alterations and additions: The original elevator enclosures have been replaced--the Sullivan ornament was sold to interested parties. When the Stock Exchange moved in 1908, the two-story exchange room was converted to office space and the Washington Street entrance altered for commercial use /Douglas Schroeder, HABS Inventory Form, February, 1960/.

B. Historical Events and Persons Connected with the Structure:

The present building is on the site of the first brick building in Chicago (1837) /Randall, loc. cit./. The building was important in the economic history of the midwest, since it was the trade center for the area from 1894 to 1908. Still a part of the La Salle Street financial district, it has had one of the best rental records of all downtown buildings, averaging 95 per cent of available space rented /Morrison, op. cit., p. 172/.

C. Bibliography:

- Adler, and Sullivan, Manuscript Chart showing cost of buildings erected by the Firm, 1879-1895. Burnham Library, Art Institute of Chicago.
- Bush-Brown, Albert. Louis Sullivan. New York: George Braziller, Inc., 1960. pp. 23, 50-51.
- Condit, Carl W. The Rise of the Skyscraper. Chicago: The University of Chicago Press, 1952. pp. 105, 179, 198-201. Fig. 67.

"Chicago Stock Exchange Building," Ornamental Iron. Vol. 2  
(July 1894). pp. 7-13. Plan.

"Elevator Enclosures, Stock Exchange Building, Chicago,"  
Forms and Fantasies. Vol. I (February 1, 1899). pl. 150.

The Graphic. Chicago: April 15, 1893. p. 257, large woodcut.

Hitchcock, Henry-Russell. In the Nature of Materials. New  
York: Duell, Sloan and Pearce, 1942. pp. 13, 14. pl. 7.

Inland Architect, Vol. XXV, No. 3 (April, 1895).  
Photograph of main entrance.

Jones, John H. (ed.) A Half Century of Chicago Building.  
Chicago: 1910. p. 39, photograph.

Kirkland, Joseph. The Story of Chicago. 2 volumes.  
Chicago: Dibble Publishing Co., 1892-1894. Vol. 2,  
p. 365, photograph.

Morrison, Hugh. Louis Sullivan. New York: W. W. Norton &  
Company, Inc., 1935. pp. 169-172, 303. pl. 54.  
Excellent description of the building.

Randall, Frank A. History of the Development of Building  
Construction in Chicago. Urbana: The University of Illinois  
Press, 1949. pp. 6, 19, 28, 76, 88, 93, 125, 137, 166,  
205, 300, bibliography p. 137.

Rice, Wallace de Groot Cecil. The Chicago Stock Exchange; A  
History. Chicago: The Committee on Library of the Chicago  
Stock Exchange, 1923.  
General history of the organization.

Schroeder, Douglas. HABS Inventory Form. February, 1960.

Schuyler, Montgomery. "A Critique of the Works of Adler and  
Sullivan, D. H. Burnham & Co., Henry Ives Cobb," New York  
Architectural Record. December 1895.

"Stock Exchange Building, Chicago," Inland Architect. Vol. 21  
(February 1893). p. 18. Plate.

Stock Exchange Building, plans, Microfilm: Roll 6, Frames  
40-161. Burnham Library in the Art Institute of Chicago.

Szarkowski, John. The Idea of Louis Sullivan. Minneapolis:  
University of Minnesota Press, 1956. pp. 89-99, photo-  
graphs.

Van Osdel, John Mills. A Quarter Century of Chicago Architecture. Chicago: R. E. Swift & Co., 1895. p. 99, perspective drawing.

D. Supplemental Material:

The following is extracted from a manuscript chart by Adler and Sullivan which shows the cost of buildings designed by the firm between 1879-1895. The chart is in the Burnham Library, Art Institute of Chicago.

	1894
	Stock Exch. Bldg.
Cubic Contents	3.500.000
1. Foundations	0183
2. Masonry	0307
3. Carpentry	0308
4. Struct. Iron	0383
5. Ornam. Iron	0200
6. Pris. Lights	0040
7. Wire Work	
8. Terra Cotta	0185
9. Cut Stone	
10. Fire Proofing	0190
11. Concrete or Asph.	0040
12. Paving	
13. Plastering	0076
14. Orn. Plaster	
15. Sheet Metal	0004
16. Roofing	0004
17. P'L'G. Gas and Sewers	0200
18. Boilers & Tanks	0060
19. Heating App.	0150
20. Venting App.	0020
21. Pipe Covering	
22. Temp. Reg'l'r	0040
23. Elevators	/0177/
24. Pumps	/ /
25. Engines	/ /
26. Dynamos	/0108/
27. Electr. Wiring	/ /
28. Electr. Lighting Fixt.	0040
29. Misc. Elec. W'k.	
30. Gas Fixtures	
31. Painting	0045
32. Plain Glass	/0109/
33. Stained	/ /
34. Decoration	
35. Marble and Tile	0278

36. Mantles	
37. Cabinet W'k.	
39. Hardware	0050
40. Vault Doors	0010
41. Iron Doors and Shuts	
42. Mail Chutes	0004
43. Fire Escapes	0004
Entire Building	.323
Total Cost	<u>1.131.555.16</u>
<u>[penciled in below]</u>	3216.

Prepared by Dr. Osmund Overby  
Architect  
National Park Service  
and  
Larry J. Homolka  
Historian  
National Park Service  
August 1963

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement:

1. Architectural character: This was the second largest commission given Adler and Sullivan. It was the first building in Chicago to make use of caissons in the foundations. Fine exterior ornament survives.
2. Condition of fabric: Good.

### B. Description of Exterior:

1. Number of stories: Thirteen plus one basement, 172' high.
2. Number of bays: Thirteen on east front and seven on north side.
3. Over-all dimensions: 180' frontage on east and 100' deep.
4. Layout, shape: E-shape with three wings projecting to the rear from the front block forming two courts.
5. Foundations: Pile foundations, hard pan caissons under the west party wall. Caissons are of concrete, average 5' in diameter, up to 75' deep.

6. Wall construction: East and north walls are buff-colored terra cotta, white enameled brick is used on side and court walls. The first floor is treated on the exterior as a basement, second and third floors as an arcade; bay windows extend from the fourth through the twelfth floor; the top floor has a colonnaded ribbon of windows.
7. Structural system, framing: Fireproofed, steel frame construction.
8. Openings:
  - a. Doorways and doors: The main entrance is at the center of the east facade. It has a two-story high doorway enframing, semicircular opening, and richly worked surface. There is a similar, but smaller entrance on north side which has been altered.
  - b. Windows: Wide Chicago windows alternate with bay windows which have narrower double-hung sash.
9. Roof:
  - a. Shape: Flat.
  - b. Cornice: Projecting cornice, simple silhouette, richly worked surfaces.
- C. Description of Interior:
  1. Floor plans: There are shops on ground floor, offices on upper floors. Elevators are located at the center of the building; offices open off central corridors in the main block and the wings. The original exchange room which occupied one-half of the second and third floors was 70' by 100', and had richly decorated columns and ceilings. It is now altered for office use.
  2. Stairways: There are two sets of iron stairs from the fourth floor to the top floor. The stairs from first to third floor have marble treads, risers, and strings and ornamental iron railings. The iron stairs have ornamental iron railings with molded hand rails. The high top rail of the railing on the marble stairs is level and does not follow the rack of the stairs.

3. Flooring: Tile.
4. Wall and ceiling finish: Plaster.
5. Trim: Interior trim is of marble, mahogany, red oak, and mosaic. Ornamental iron is used for stair railings and elevator enclosures. Later elevators have been installed, but part of an earlier elevator cage is visible behind the present cigar stand in the lobby. The elaborate ceiling of the original exchange room is still in place above a later, lowered plaster ceiling.

D. Site:

The building is located on the southwest corner of North La Salle and West Washington Streets in the downtown Chicago Business area; the main entrance faces east on La Salle, a secondary entrance faces north on Washington Street.

Prepared by Dr. Osmund R. Overby  
Architect  
National Park Service  
August 1963



ADDENDUM to  
Chicago Stock Exchange  
30 N. LaSalle Street  
Chicago  
Cook County  
Illinois

IL-1034  
HABS No. ~~1034~~

HABS  
ILL,  
16-CHIG  
36-

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

ADDENDUM  
FOLLOWS...

Addendum to:

Chicago Stock Exchange Building  
30 North LaSalle Street  
(southwest corner W. Washington and  
N. LaSalle Streets)

Chicago  
Cook County  
Illinois  
(Demolished in 1972)

HABS No. IL-1034

HABS  
ILL.  
16-CHIG  
36-

PHOTOGRAPHS

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

ADDITIONAL  
REMARKS

HABS  
ILL,  
16-CHIG,  
36-

Addendum to:

**CHICAGO STOCK EXCHANGE BUILDING**  
30 North LaSalle Street (Corner of W.  
Washington and N. La Salle Streets)  
Chicago  
Cook County  
Illinois

HABS No. IL-1034

**PHOTOGRAPHS**

**WRITTEN HISTORICAL AND DESCRIPTIVE DATA**

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, DC 20013-7127

HABS  
ILL,  
16-CHIG  
36-

HISTORIC AMERICAN BUILDINGS SURVEY

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

PAGE 8

Addendum to:

CHICAGO STOCK EXCHANGE BUILDING

HABS No. IL-1034

30 North LaSalle Street (Corner of W.

Washington and North LaSalle Streets)

Chicago

Cook County

Illinois

Data pages 1 through 7 were previously transmitted to the Library of Congress. This is data page 8.

INVENTORY OF PHOTOGRAMMETRIC IMAGES

The glass photogrammetric plates listed below are not reproducible except with special permission. However, reference prints and film copy negatives have been made from the plates indicated by an asterisk (\*) and are included in the Library of Congress collection of formal HABS/HAER photographs.

- 6      5" x 7" glass plate negatives (3 stereopairs) produced by  
Perry E. Borchers of the Ohio State University in 1963.

One survey control contact print per plate; survey control  
information for each pair.

LC-HABS-GS05-T-2656-501L \*      NE CORNER, DIAGONAL--INCLINED

LC-HABS-GS05-T-2656-501R      NE CORNER, DIAGONAL--INCLINED

Left and right overlap: 95%

LC-HABS-GS05-T-2656-502L \*      FRONT ENTRANCE, EAST ELEVATION

LC-HABS-GS05-T-2656-502R      FRONT ENTRANCE, EAST ELEVATION

Left and right overlap: 75%

CHICAGO STOCK EXCHANGE BUILDING  
HABS No. IL-1034  
Data (Page 9)

LC-HABS-GS05-T-2656-505L\* CORNICE--LEVEL VIEW FROM OPPOSITE BUILDING

LC-HABS-GS05-T-2656-505R CORNICE--LEVEL VIEW FROM OPPOSITE BUILDING

Left and right overlap: 90%

PROJECT INFORMATION STATEMENT

Photogrammetric images were incorporated into the HABS/HAER collections in the summers of 1985 and 1986. Inventories of the images were compiled and filed as data pages for each structure recorded. Since the glass photogrammetric plates are not reproducible except with special permission, a reference print and film copy negative were made from one plate of each stereopair and from the most informative plates in sequential sets. The reference prints and copy negatives were then incorporated into the formal HABS/HAER photograph collections.

The Photogrammetric Images Project was a cooperative endeavor between the HABS/HAER Division of the National Park Service and the Prints and Photographs Division of the Library of Congress. The reference prints and film copy negatives of the original plates were made by the Library of Congress Photoduplication Service with funds provided by the Library of Congress Flat Film Preservation Fund. Additional reproductions were made by HABS/HAER. The project was supervised by HABS/HAER Architect John A. Burns, AIA, and completed by HABS Historians Jeanne C. Lawrence (University of London) in 1985 and Caroline R. Alderson (Columbia University) in 1986.